071.0	0002	0014.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,263,700	/	1,263,700
USE VALUE:	1,263,700	/	1,263,700
ASSESSED:	1,263,700	/	1,263,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		BEVERLY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	IANDOLI GENEROSO D & ARLENE D	
Owner 2:		
Owner 3:		
Street 1:	47 BEVERLY ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	IANDOLI GENEROSO/TRUSTEE -
Owner 2:	M/T IANDOLI GERALD -
Street 1:	47 BEVERLY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,453 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1945, having primarily Stucco Exterior and 2816 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9453.000	523,800	1,100	738,800	1,263,700
Total Card	0.217	523,800	1,100	738,800	1,263,700
Total Parcel	0.217	523,800	1,100	738,800	1,263,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.69 | /Parcel: 448.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	45310
GIS Ref	
GIS Ref	
Insp Date	10/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 071.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	523,400	1100	9,453.	738,800	1,263,300	1,263,300	Year End Roll	12/18/2019
2019	101	FV	427,300	1100	9,453.	738,800	1,167,200	1,167,200	Year End Roll	1/3/2019
2018	101	FV	427,300	1100	9,453.	633,200	1,061,600	1,061,600	Year End Roll	12/20/2017
2017	101	FV	427,300	1100	9,453.	591,000	1,019,400	1,019,400	Year End Roll	1/3/2017
2016	101	FV	427,300	1100	9,453.	506,600	935,000	935,000	Year End	1/4/2016
2015	101	FV	400,100	1100	9,453.	453,800	855,000	855,000	Year End Roll	12/11/2014
2014	101	FV	400,100	1100	9,453.	420,000	821,200	821,200	Year End Roll	12/16/2013
2013	101	FV	400,100	1100	9,453.	400,500	801,700	801,700		12/13/2012

!6049!

PRINT

Date	Time
12/10/20	20:51:51

LAST REV

Date	Time
04/07/20	14:19:09

mmcmakin

USER DEFINED

Prior Id # 1:	45310
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6049

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
IANDOLI GENEROS	1484-93		1/22/2016	Convenience	1	No	No		
IANDOLI DANIEL	1135-136		12/7/1994		100	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/19/2016	2061	Redo Kit	20,880	O				
3/26/1993	73		70,000					ADD AND RENOVATE

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	BS	Barbara S
2/20/2009	Meas/Inspect	372	PATRIOT
11/2/2000	Hearing Chag	201	PATRIOT
11/30/1999	Inspected	267	PATRIOT
11/2/1999	Mailer Sent		
10/12/1999	Measured	267	PATRIOT
2/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9453		Sq. Ft.	Site		0	70.	1.12	4			View	50					738,766						738,800	

Total AC/HA:	0.21701	Total SF/SM:	9453	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	738,766	Spl Credit		Total:	738,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:	4 - Vinyl	25	%
Roof Struct:	1 - Gable		
Roof Cover:	2 - Slate		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1945	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.29338229
Const Adj.:	1.04810214
Adj $ / SQ:	142.338
Other Features:	97388
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	643471
Depreciation:	119686
Depreciated Total:	523785

COMMENTS

OF= WHIRLPOOL IN 3/4, & WET BAR IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

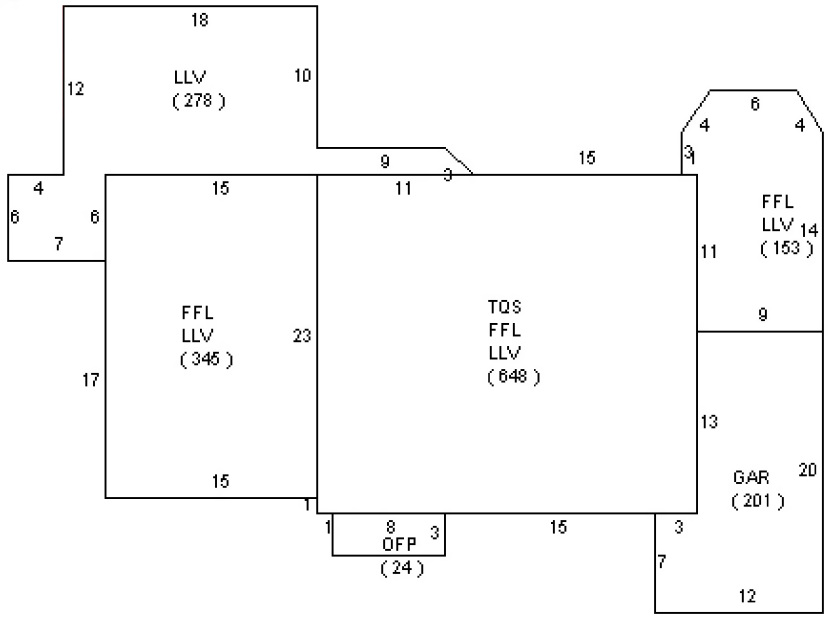
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	189.31
Special Features:	0	Val/Su Net:	159.65
Final Total:	523800	Val/Su SzAd	320.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
LLV	Lower Level	1,424	107.290	152,777
FFL	First Floor	1,146	142.340	163,119
TQS	3/4 Story	486	130.950	63,642
GAR	Garage	201	28.760	5,780
OFP	Open Porch	24	46.120	1,107

Net Sketched Area:	3,281			Total:	386,425
Size Ad	1632	Gross Are	3443	FinArea	2816

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90		
TQS	100	UNF	20		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 071.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	32X16	A	AV	1980	2.98	T	31.2	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100